

Auto Sales Amendment

Planning Commission Briefing
December 12, 2007

Background

- Small vehicle sales are currently allowed in four City zones: Light Industrial (I-L), Medium Industrial (I-M), Heavy Industrial (I-H), and Commercial Arterial (CA)
- The corresponding Comprehensive Plan Designations are Employment Area-Industrial (EA-I), Employment Area- Valley (EA-V) and Crossroads Commercial (CC)
- There is a difference between small and large vehicle sales. Small vehicles are less than 10,000 pounds. Large vehicles are not subject to review at this time.

Policy Review

- Comprehensive Plan Policies for the Employment Areas (EA-I and EA-V) generally discuss ensuring adequate land for employment and industrial use
- There is no clear support for, nor is there prohibition against, small vehicle sales in the policies but they are currently allowed
- Additional review should be done at the policy level, or as part of a larger planning effort

Policy Review

- CC policies talk about commercial areas evolving from strips to districts
- An auto mall is designated to concentrate vehicle related uses into a single, cohesive district
- Policies support limited vehicle sales to the auto mall district, within the CC land use designation (and CA zone)

Recommendation

- Staff asks the Planning Commission to recommend limiting small vehicle sales to the Auto Mall within the CA zone
- This would involve amending note 20 to read:
Not allowed in locations within the Sunset Business District, within the NE 4th Business District, or within the Puget Business District. Small vehicle sales are further limited to the designated Auto Mall, as shown in RMC 4-2-080F.

Next Steps

- Planning Commission can make recommendation tonight, or reserve for further consideration
- Recommendation will be forwarded to Council for public hearing and adoption